

Caln Township Board of Commissioners  
253 Municipal Drive Thorndale, PA 19372  
January 30, 2020  
7:30 PM

**Attendance** – Paul Mullin-President, Jane Kennedy-Vice President, Joshua Young-Commissioner, Lorraine Tindaro-Commissioner, Mark Evans-Commissioner, Kristen Denne-Township Manager/Secretary, Kevin Barron-Township Finance Director, Bryan Kulakowsky-Township Engineer, Kristin Camp-Township Solicitor, and Denise Miller-Assistant Township Secretary.

Call to Order and Pledge of Allegiance

**Citizens to Be Heard**

Mark DeYoung of 20 Beaver Run Road made comments and suggestions regarding the Golf Course.

Cheryl Spaulding of 406 Lloyd Avenue made a suggestion regarding the Golf Course.

With Board approval, Commissioner Evans noted a few updates, which were added to the agenda.

Coatesville Area School – Commissioner Evans noted that Senator Katie Muth held a town hall to discuss school funding.

Griffith Farm – Commissioner Evans noted that the Historical Commission will be reviewing Paul Stevens's condition assessment report, at their next meeting.

Board Room Sound System – Commissioner Evans noted that he will announce the three providers that will be bidding at the next meeting.

Route 30 Corridor – Commissioner Evans noted that Mr. Stackhouse is creating a "Heat Map" of the vacant buildings. He also noted the review of enacting a vacancy law that will apply to commercial properties, similar to the one used by the City of Coatesville.

Zoning Ordinance and Comprehensive Plan – Commissioner Evans noted that an RFP has been prepared to begin the process of updating the Township Zoning Ordinance to comply with the Township Comprehensive Plan.

Reappointments – Commissioner Evans noted Dawn Coughlan whose term has expired from the Planning Commission has not replied to anyone so that seat will be open. He also noted that an ordinance will be drafted to change the Zoning Hearing Board from a three to a five Member Board, and no more than three residents to serve as alternates. The first interview will be held on February 13, 2020.

Fee in Lieu of Sidewalks – Commissioner Evans noted that he asked the Township Engineer to find out the actual cost per linear foot to put in a sidewalk.

Historic Preservation Ordinance – Commissioner Evans noted that they will be asking the Solicitor to begin looking into drafting a Historic Preservation ordinance to protect category 1, 2, & 3 dwellings from neglect and insure that they can be preserved and are properly repurposed.

Commissioner Mullin noted an Executive Meeting held after the January 16, 2020 meeting, regarding personnel and legal matters.

Presentation by the Brandywine Conservancy on the Beaver Creek Trail Feasibility Study – Meredith Mayer from the Brandywine Conservancy noted that the Beaver Creek Trail is envisioned as approximately three miles long with 2 1/2 miles in Caln Township. The intent of the study is to figure out how to connect the Municipal Building to Lloyd Park. The trail would allow for future connection to an extension of the existing Chester Valley Trail called the Chester Valley Trail West. Ms. Mayer noted that they could help the Township with the grants. She also noted that they would like the Township to consider accepting the study because it shows the Township governmental commitment to the project.

Mike Fragale asked who would maintain the trail. Ms. Mayer noted that it would be the decision of the Township.

Licia Evans of 103 Ayerwood Avenue and Tony DiSario of 251 Loomis Avenue had comments and suggestions regarding the proposed trail.

### **Township Solicitor – Ms. Camp**

Presentation of Proposed Ordinance Amending Chapter 137 “Subdivision and Land Development Ordinance” Relating to Consultant Fees and Chapter 155 “Zoning Ordinance” Relating to Changing the Number of Alternate Members of the Zoning Hearing Board to Set Date of Adoption and Authorize Advertisement – For Board consideration, Ms. Camp offered an ordinance amending Chapter 137 SALDO and Chapter 155 of the Zoning Ordinance. After Board discussion,

**Board concensus was to revise the proposed zoning ordinance from three to five members as well as keep “to appoint at least one but no more than three residents to serve as alternates”**

Presentation of Proposed Ordinance Amending Chapter 149 “Vehicles and Traffic” Relating to Snow and Ice Emergencies to Set Date of Adoption and Authorize Advertisement – For Board consideration, Ms. Camp offered proposed ordinance for discussion. After Board discussion,

**Commissioner Mullin entertained a motion to authorize the advertisement of an amendment to Chapter 149 relating to snow and ice emergencies. Moved by Commissioner Evans and seconded by Commissioner Tindaro. Vote passed 5-0.**

Motion of Preliminary and Development Approval for ACG Chemical Land Development – For Board consideration, Ms. Camp offered a Motion of Preliminary and Development Approval for ACG Chemical Land Development located at 255 South Bailey Road, identified as Tax Parcel number 39-4-127.3, consisting of fifteen acres located in the I-1-Industrial District, and the Carbonate Area District. Ms. Camp noted that the Applicant seeks to build a 41,389 square foot addition to the existing building in two phases (22,189 square feet in Phase I and 19,200 square feet in Phase 2) as well as 138 new parking spaces in accordance with Land Development Plans entitled “Plan of Land Development for 255 S. Bailey Road”, prepared by Edward B. Walsh and Associates Inc., October 29, 2019. Mr. Kulakowsky presented the plans on the meeting room TV. Tony DiSario of 251 Loomis Avenue and Cheryl Spaulding of 406 Lloyd Avenue had comments and questions on the motion. After Board discussion,

**Commissioner Mullin entertained a motion to approve the Preliminary Land Development for AGC Chemical Land Development. Moved by Commissioner Evans and seconded by Commissioner Tindaro. Vote passed 5-0.**

Motion of Final Land Development Approval for Christian Faith Fellowship – For Board consideration, Ms. Camp offered a Motion of the Board of Commissioners for Christian Faith Fellowship-Phase I Final Land Development Approval for a tract of property containing approximately 22.9 acres located on the north side of Kings Highway, south of the Route 30 bypass, and east of Reeceville Road, identified as tax parcel number

39-3-20.2 in the R-2 Residential Zoning District with a 15,567 square foot church , parking lot and infiltration basin. Ms. Camp noted that Mr. Jaros Counsel for the Applicant and Christian Faith Fellowship Pastor was in attendance and gave a brief overall of their plans and request. Mr. Kulakowsky presented the plans on the meeting room TV. Commissioner Young noted that he has abstained for the whole process because of the water that would go by his property, which would benefit him. Discussion was held on fee in lieu of amount of sidewalks with Mr. Kulakowsky noting they used a medium project to get a standard number and to make it fair, after further Board discussion,

**Commissioner Mullin entertained a motion to approve the final Land Development Approval for Christian Faith Fellowship. Moved by Commissioner Tindaro and seconded by Commissioner Kennedy. Brett Klukan of 3525 Hazelwood Avenue commented on the motion. Vote passed 4-0.**

**Township Engineer – Mr. Kulakowsky**

Planning Commission Update – Mr. Kulakowsky noted discussions from their October 15, 2019 meeting. He also noted that as of January 27, ARRO has finished walking all the roads presented in Phase 1 of the 2020 road program and they are currently working on the cost estimates to present at the February 13 meeting and finalized cost estimates by the end of February.

February 18, 2020 meeting.

1. Hillview Development final plan
2. Conditional Use Plan for the Dunkin Donuts drive thru in the Thorndale Plaza shopping center
3. Former Kmart property sketch plan for a strip center with 4-5 units and 2 pad sites

Mark DeYoung of 20 Beaver Run Road, Cheryl Spaulding of 406 Lloyd Avenue, Licia Evans 103 Ayerwood Drive, and Marc Fox of 256 Thornridge Drive made comments about the former Kmart property sketch plan.

**Township Manager – Kristen Denne**

RFP for Zoning Consultant – For Board consideration, Ms. Denne offered a RFP for a Zoning Consultant for the revision of the township zoning. Ms. Denne noted that the County, through the grant, requires a Task Force and suggested someone from the Zoning Hearing Board, Planning Commission, Lincoln Highway Committee and two to three citizens. She also noted bids will be accepted until March 13. After Board discussion,

**Commissioner Mullin entertained a motion to authorize the RFP advertisement for a Zoning Consultant. Moved by Commissioner Evans and seconded by Commissioner Kennedy. Vote passed 5-0.**

RFP for Lawn Services – For Board consideration, Ms. Denne offered a RFP for the 2020-2021 Lawn Services. She noted that this includes the walking trail and the Amtrak Facilities. Ms. Denne noted that the Contractor will need training through Amtrak in order to mow their grass.

**Commissioner Mullin entertained a motion to authorize the RFP advertisement for the 2020-2021 Lawn Services. Moved by Commissioner Young and seconded by Commissioner Tindaro. Vote passed 5-0.**

Census Champion – Ms. Denne noted Ms. Swan was recently at Senior Centers. She also noted that you can reply by phone, web, or mailer. Someone will come to your door if you do none of these.

Mike Bedrick of 1701 Olive Street and Cheryl Spaulding of 406 Lloyd Avenue commented on the Census.

Commissioner Evans asked Ms. Swan to put Census information on the cover of the February and March newsletters.

### **Ordinances and Resolutions for Consideration**

**Resolution 2020-05 A Resolution Authorizing the Disposal of Township Records – Commissioner Mullin entertained a motion to approve Resolution 2020-05 for the disposal of Township records. Moved by Commissioner Tindaro and Commissioner Kennedy. Vote passed 5-0**

**Resolution 2020-06 A Resolution Authorizing the Disposal of Township Records – Commissioner Mullin entertained a motion to approve Resolution 2020-06 for the disposal of Township records. Moved by Commissioner Young and seconded by Commissioner Kennedy. George Chambers of 9 Parkside Drive asked about the grant regarding the moldy documents. Ms. Denne noted that the township was awarded the grant for the company to see if they can clean the documents in order to put them on disks. Vote passed 5-0.**

### **Directors Reports**

**Police Chief Elias** – Chief Elias noted a few highlights from his December 2019 report, which previously was provided to the Board. He also noted an investigation taking place regarding the recent pipe bombs.

Mike Bedrick of 1701 Olive Street, Mark DeYoung of 20 Beaver Run Road, and Cheryl Spaulding commented on the police department.

Commissioner Kennedy noted that she met with Mike Murphy of the emergency management/911 center. She also noted that all residents can link onto Readychesco.org. She also asked that it go into the newsletter. Ms. Swan noted that 2,500 residents have already signed up.

**Fire Chief Donnachie** – Chief Donnachie had to leave the meeting due to an accident call. His 2019 Annual Report was previously provided to the Board.

**Director of Building & Life Safety Mr. Stackhouse** – Mr. Stackhouse noted a few highlights from his 2019 Annual Report, which previously was provided to the Board.

Commissioner Evans asked Mr. Stackhouse about the removal of the fence around the Lloyd Farm House. Mr. Stackhouse noted that he will contact the owner and see if they are moving forward with their permit. Cheryl Spaulding of 406 Lloyd Avenue asked if the Township could ask the owner to board the house. Commissioner Evans and Mr. Stackhouse noted that the house is boarded up.

**Director of Public Works Mr. Fragale** – Mr. Fragale noted a few highlights from his 2019 Annual Report, which previously was provided to the Board. Mr. Fragale recognized Brian P. Cox, of Soft Wash Exteriors, for donating a day of his time spray washing and sanitizing all the equipment in the Municipal Park. Commissioner Evans suggested a Township Annual “Citizenship Award”.

**Ingleside Golf Manager Mr. Ward** – Mr. Ward noted a few highlights from his 2019 Annual Report, which previously was provided to the Board. Cheryl Spaulding of 406 Lloyd Avenue asked about the golf course appraisal. Ms. Denne noted that it was held for the new Board to decide on how to proceed.

### **Finance Department – Mr. Barron**

**Finance Report** – Mr. Barron noted a few highlights from his December 2019 Report, which previously was provided to the Board. He noted the numbers are not final because some of the revenue still comes in January or February.

**Bill List for Approval–General Checks 44455 to 44494 and General Manual Checks 89 to 96 – Commissioner Mullin entertained a motion to approve general checks 44455 to 44494 and general manual checks 89 to 96. Mr. Barron noted that manual checks are checks done through ACH. Moved by Commissioner Evans and seconded by Commissioner Young. Vote passed 5-0.**

### **Minutes to Approve/Acknowledge**

January 6, 2020 Board of Commissioners Minutes – **Commissioner Mullin entertained a motion to approve the January 6, 2020 Board of Commissioners minutes. Moved by Commissioner Young and seconded by Commissioner Tindaro. Vote passed 5-0.**

January 16, 2020 Board of Commissioners Minutes – **Commissioner Mullin entertained a motion to approve the January 16, 2020 Board of Commissioners minutes. Moved by Commissioner Young and seconded by Commissioner Kennedy. Vote passed 5-0.**

December 17, 2019 Planning Commission Minutes – On behalf of the Board, Commissioner Mullin acknowledged the December 17, 2019 Planning Commission Minutes.

### **Additional Business**

Commissioner Kennedy and Commissioner Evans noted that the public schools are not being funded like the charter schools. Commissioner Kennedy encouraged phone calls to our Governors, Senators, and Representatives.

Pat Wakefield of 116 Appledore Drive asked for clarification on the funding. Commissioner Kennedy and Commissioner Evans noted that parents can choose their schools and the tiers are not being allocated properly. Licia Evans of 103 Ayerwood Drive stated that there is a stigma on Coatesville Schools that make parents think they have to send their children to another school. Mike Bedrick of 1701 Olive Street stated 51% of their money goes to charter schools.

### **Public Comments**

George Chambers of 9 Parkside Drive asked the status of the November 12, 2019 Lloyd Farm Hearing. He stated that February 10 would be ninety days from the hearing. Commissioner Evans noted that the Board has not heard anything back from Regal, and they do not have to do anything. Commissioner Evans asked Ms. Denne if it's correct that if they don't vote, it does not automatically get approved. Ms. Denne noted for the overlay, yes. Mark DeYoung of 20 Beaver Run asked if the plan is to not vote. Commissioner Evans noted that they are waiting to hear from Regal. Ms. Denne clarified that there is no requirement to vote within so many days when it's a zoning amendment and when it is a subdivision and land development application there has to be action every ninety days or there has to be an extension given by the developer or the township. Commissioner Young noted that you would have to have the hearing prior to a vote. Ms. Denne noted that technically the hearing was already conducted on November 12.

Commissioner Kennedy noted LERTA is on the school board schedule for February 11. She and Commissioner Evans encouraged residents to attend.

### **Adjournment**

**Commissioner Mullin entertained a motion to adjourn the January 30, 2020 meeting at 10:05 PM. Moved by Commissioner Young and seconded by Commissioner Tindaro. Vote passed 5-0.**

Respectfully Submitted by,

Denise Miller  
Assistant Township Secretary